



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Neighborhoods Department  
Municipal Code Compliance Division  
214 N. Hogan Street, 7<sup>th</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-7000  
Jacksonville.gov

## **MUNICIPAL CODE ENFORCEMENT BOARD AGENDA**

**December 16, 2025 at 10:00 AM  
Hearing Room #1002  
Edward Ball Building, 1<sup>st</sup> Floor  
214 N. Hogan Street, Jacksonville, FL 32202**

**NOTICE** is hereby given that the Municipal Code Enforcement Board (MCEB), in accordance with Chapter 162, Florida Statutes, and Chapter 91, Jacksonville Ordinance Code, will hold an in-person meeting on the date and time indicated below for the following purposes:

All Special Magistrate Hearings are open to the public.

If you have any questions regarding this notice or would like to receive a copy of the Board agenda, please contact Municipal Code Compliance Division (MCCD) by telephone at (904) 255-7000 or by email at [mceb@coj.net](mailto:mceb@coj.net).

Xc:

Karen Bowling, Chief Administrative Officer, Office of the Mayor  
Kelli O'Leary, Deputy Chief Administrative Officer, Office of the Mayor  
Jacksonville City Council Members  
Michael Fackler, General Counsel  
Dylan Reingold, Office of General Counsel  
Mary Staffopoulos, Office of General Counsel  
Laura Boeckman, Attorney III, Office of General Counsel  
Kyle Gavin, Attorney IV, Office of General Counsel  
Thomas Waters, Director, Neighborhoods Department  
Thomas Register, Chief, Municipal Code Compliance Division  
Chris Billings, Contract Compliance Manager, Municipal Code Compliance  
Helena Parola, Director, Planning and Development Department  
Chuck Gibson, Manager, Building Inspections Division  
Arimus Wells, City Planner Supervisor, Planning and Development Department  
Monica Cichowlas, Manager, 630-City, Call Center  
Springfield Preservation and Revitalization (SPAR)  
Shannon Blankenship, Executive Director, Riverside Avondale Preservation (RAP)  
Laura Lavernia, Preservation and Education Coordinator, Riverside Avondale Preservation  
630-CITY

- I. Opening Statement
- II. Call to Order
- III. Public Hearings
  - A. Municipal Code Compliance Division

## **AGENDA**

MUNICIPAL CODE COMPLIANCE DIVISION (MCCD)  
SPECIAL MAGISTRATE---PUBLIC HEARINGS  
**December 16, 2025**---BEGINNING AT 10 AM  
LOCATION: EDWARD BALL BUILDING, 214 N. HOGAN STREET  
1<sup>st</sup> FLOOR, CONFERENCE ROOM #1002

1. MCE Case No: 230099  
PICS Case No: 2023-9029388  
Violation Address: 1601 Pearl St  
Property Owner: Ronald Walker  
Inspector: M. Wilson
2. MCE Case No: 240188  
PICS Case No: 2023-8959899  
Violation Address: 4568 Pearl St  
Property Owner: LB Green Association LLC  
Inspector: J. Osteen
3. MCE Case No: 240275  
PICS Case No: 2024-9378824  
Violation Address: 762 Van Buren St  
Property Owner: Tela Mae Freeman Estate Et Al  
Inspector: R. Marshall
4. MCE Case No: 250185  
PICS Case No: 2025-9590866  
Violation Address: 6101 Tuscony Cr  
Property Owner: MGB Squared Member LLC  
Inspector: M. Doyle
5. MCE Case No: 260039  
PICS Case No: 2026-9806040  
Violation Address: 401 Century 21 Dr  
Property Owner: Shorehouse TIC I LLC Et Al  
Inspector: G. Hand
6. MCE Case No: 260040  
PICS Case No: 2026-9806754  
Violation Address: 401 Century 21 Dr  
Property Owner: Shorehouse TIC I LLC Et Al  
Inspector: G. Hand

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7. MCE Case No: 260041  
PICS Case No: 2026-9807329  
Violation Address: 400 Century 21 Dr Unit 518.4  
Property Owner: Boathouse TIC I LLC Et Al  
Inspector: G. Hand
8. MCE Case No: 260042  
PICS Case No: 2026-9805551  
Violation Address: 400 Century 21 Dr  
Property Owner: Boathouse TIC I LLC Et Al  
Inspector: G. Hand
9. MCE Case No: 260043  
PICS Case No: 2026-9806009  
Violation Address: 400 Century 21 Dr  
Property Owner: Boathouse TIC I LLC Et Al  
Inspector: G. Hand
10. MCE Case No: 260044  
PICS Case No: 2026-9806732  
Violation Address: 400 Century 21 Dr  
Property Owner: Boathouse TIC I LLC Et Al  
Inspector: G. Hand
11. MCE Case No: 260045  
PICS Case No: 2026-9807141  
Violation Address: 400 Century 21 Dr Unit 518.4  
Property Owner: Boathouse TIC I LLC Et Al  
Inspector: G. Hand
12. MCE Case No: 260046  
PICS Case No: 2026-9807227  
Violation Address: 400 Century 21 Dr Unit 518.4  
Property Owner: Boathouse TIC I LLC Et Al  
Inspector: G. Hand
13. MCE Case No: 260047  
PICS Case No: 2026-9806523  
Violation Address: 400 Century 21 Dr  
Property Owner: Boathouse TIC I LLC Et Al  
Inspector: G. Hand

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14. MCE Case No: 260052  
PICS Case No: 2026-9805957  
Violation Address: 401 Century 21 Dr  
Property Owner: Shorehouse TIC I LLC Et Al  
Inspector: G. Hand
15. MCE Case No: 250199  
PICS Case No: 2025-9621124  
Violation Address: 6966 Roundleaf Dr  
Property Owner: Rogers Baker Althea Marian  
Inspector: V. Allen
16. MCE Case No: 250205  
PICS Case No: 2024-9174219  
Violation Address: 7510 Bowden Rd  
Property Owner: Madonna K Dewitt Life Estate  
Inspector: K. Smith
17. MCE Case No: 240313  
PICS Case No: 2024-9361890  
Violation Address: 4455 Confederate Point Rd Bldg 9  
Property Owner: Shoreline Multifamily Partners LLC  
Inspector: A.Moon
18. MCE Case No: 250197  
PICS Case No: 2025-9602887  
Violation Address: 7186 Luke St  
Property Owner: Ronnie Burnett  
Inspector: A.Moon
19. MCE Case No: 240158  
PICS Case No: 2022-8616722  
Violation Address: 5758 Moncrief Rd  
Property Owner: St Thomas Missionary Baptist Church Inc  
Inspector: M. Collins
20. MCE Case No: 240176  
PICS Case No: 2023-8962964  
Violation Address: 2828 W 5th St  
Property Owner: William Augustin  
Inspector: R. Crosby

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21. MCE Case No: 240315  
PICS Case No: 2024-9173846  
Violation Address: 3720 Capper Rd  
Property Owner: Robert Edmond Donaldson Estate  
Inspector: P. Higdon
  
22. MCE Case No: 250187  
PICS Case No: 2020-8009411  
Violation Address: 6740 Barth Rd  
Property Owner: Odycee Trust LLC  
Inspector: P. Higdon
  
23. MCE Case No: 250191  
PICS Case No: 2025-9626703  
Violation Address: 6059 Dunn Av  
Property Owner: Burnette Steven Jayson  
Inspector: P. Higdon
  
24. MCE Case No: 250192  
PICS Case No: 2025-9620195  
Violation Address: 9532 Kentucky St  
Property Owner: David A Hapgood Estate C/O Martha Brown  
Inspector: T. Anthony

### **B. Building Inspection Division**

1. MCE Case No: 240333  
PICS Case No: RE#043316-0000  
Violation Address: 10247 E Briarcliff Rd  
Property Owner: Jose Juan Chavez Vargas  
Inspector: J. Flight

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2. MCE Case No: 240335  
PICS Case No: RE#083678-0000  
Violation Address: 5309 Shannon Av  
Property Owner: Santos Samuel Garcia  
Inspector: J. Flight
  
3. MCE Case No: 240345  
PICS Case No: RE#145253-0000  
Violation Address: 45 Hay Av  
Property Owner: Roy Dove  
Inspector: J. Kohn
  
4. MCE Case No: 250045  
PICS Case No: RE#167725-2540  
Violation Address: 3830 Union Pacific Dr E  
Property Owner: Anne Dolmovich  
Inspector: J. Kohn
  
5. MCE Case No: 250054  
PICS Case No: RE#136568-0500  
Violation Address: 957 Whitlock Av  
Property Owner: Yusimy Moreno  
Inspector: J. Kohn
  
6. MCE Case No: 250061  
PICS Case No: RE#045324-0010  
Violation Address: 2300 Moncrief Rd  
Property Owner: Daniel Gebru  
Inspector: J. Kohn
  
7. MCE Case No:250069  
PICS Case No:RE#029377-0000  
Violation Address:9150 Ridge Blvd  
Property Owner: Lakeisha Joy Little  
Inspector: J. Flight

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8. MCE Case No: 250070  
PICS Case No: RE#000066-0000  
Violation Address: 231 Linmann Rd  
Property Owner: Tiran Eliyahu  
Inspector: J. Flight
9. MCE Case No: 250071  
PICS Case No: RE#077064-0000  
Violation Address: 2073 McQuade St  
Property Owner: McQuade St Trust #2073  
Inspector: J. Flight
10. MCE Case No: 250145  
PICS Case No: RE#038809-0000  
Violation Address: 9524 Flechette Av  
Property Owner: Milton Alderman  
Inspector: J. Flight
11. MCE Case No: 250167  
PICS Case No: RE#003962-0000  
Violation Address: 9937 Old Kings Rd  
Property Owner: Stefanik Haley  
Inspector: J. Flight

IV. Administrative Business  
Call for the reading of cases that were not heard, etc.

V. Adjournment

If any person desires to appeal any decision with respect to any matter considered at this meeting, such person may need a record of the proceedings; for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.



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